



Order Filed on March 7, 2023
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

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Corporation as servicer for U.S. Bank Trust National
Association, as Trustee of the Bungalow Series IV
Trust

In Re:

Robyn Jill Farrington aka Robyn Jill Fleischer,
Debtor

Case No.: 22-19816

Chapter: 13

Hon. Judge: Vincent F. Papalia

Hearing Date: March 2, 2023 at 10:00am

**ORDER GRANTING IN-REM RELIEF FROM THE AUTOMATIC STAY
REGARDING REAL PROPERTY**

The relief set forth on the following page numbered two (2) is hereby **ORDERED**.

DATED: March 7, 2023

A handwritten signature in black ink, appearing to read "Vincent F. Papalia", is written over a horizontal line.

Honorable Vincent F. Papalia
United States Bankruptcy Judge

Upon the motion of SN Servicing Corporation as servicer for U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV, on behalf of its successors and/or assigns (hereinafter collectively “Secured Creditor” and/or “Movant for vacatur of the automatic stay under 11 U.S.C. § 362(d)(1) in rem relief under 11 U.S.C. § 362(d)(4)(A), and waiver of the stay provision under Fed. R. Bankr. Pr. 4001(a)(3) as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated, in rem relief is granted and the 14-day stay after entry of this Order is waiver to permit the movant to immediately institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

[x] Real property commonly known and more fully described as: 530 Summit Avenue, Westfield, NJ 07090

ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversation to any other chapter of the Bankruptcy Code; and it is further

ORDERED, that the stay afforded by 11 U.S.C. §362(a) be, and is hereby, modified to permit SN Servicing Corporation as servicer for U.S. Bank Trust National Association, as Trustee of the Bungalow Series IV Trust, its successors and/or assigns, to pursue its rights under applicable state law with respect to the premises 530 Summit Avenue, Westfield, NJ 07090 and it is further

ORDERED that, under 11 U.S.C. § 362(d)(4), and provided that this order is recorded in conformity therewith, this order terminating the automatic stay under 11 U.S.C. §362(a) as to Movant's interest in the Property shall be binding in any other case filed under the Bankruptcy Code purporting to affect the Property that is filed not later than two years after the date of this order, such that the automatic stay under 11 U.S.C. §362(a) shall not apply to Movant's interest in the Property; and it is further

ORDERED, that the instant order is binding in the event of a conversion; and it is further

ORDERED, that the trustee be informed of any surplus monies resulting from the sale of the collateral; and it is

ORDERED, that the movant shall serve this order on the debtor, any trustee, and any other party who entered an appearance on the motion.